

UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

JACQUELINE MANZANO,

Plaintiff,

vs.

NATIONAL DEFAULT SERVICING
CORPORATION; BANK OF AMERICA,
NATIONAL ASSOCIATION; NATIONSTAR)
MORTGAGE, LLC; NSM RECOVERY
SERVICES, INC.,

Defendants.

Case No.: 2:15-cv-00074-GMN-PAL

ORDER

Pending before the Court the Motion to Expunge the Lis Pendens, (ECF No. 69), filed by Defendant Nationstar Mortgage, LLC (“Defendant”). Plaintiff Jacqueline Manzano (“Plaintiff”) did not file a response, and the deadline to do so has passed. For the reasons discussed below, Defendant’s Motion is granted.

I. DISCUSSION

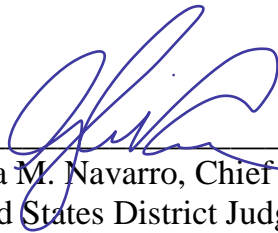
Defendant seeks to expunge the lis pendens recorded against the property located at 1951 Corvette St., Las Vegas, Nevada 89142 (“Property”). (*See* Mot. to Expunge 2:12, ECF No. 69). A notice of lis pendens is literally a notice of a pending lawsuit affecting real property. When the underlying litigation concludes, the need for the notice—and justification for the cloud on title—evaporates. *See, e.g.*, Nev. Rev. Stat. §§ 14.010–14.015(5) (authorizing the cancellation of a notice of lis pendens when, *inter alia*, the filing party has failed to establish a likelihood of prevailing in the action). On November 6, 2015, the Court dismissed Plaintiff’s claims with prejudice. (*See* Order, ECF No. 65). Thus, the justification for the lis pendens has ceased, and the Motion to Expunge the Lis Pendens is granted. *See* N.R.S.

1 § 14.010(1).

2 **II. CONCLUSION**

3 **IT IS HEREBY ORDERED** that the Motion to Expunge the Lis Pendens, (ECF No.
4 69), is **GRANTED**. Pursuant to NRS § 14.015, the Notice of Lis Pendens filed and recorded
5 by or on behalf of Plaintiff on the Property located at 1951 Corvette St., Las Vegas, Nevada
6 89142 with the Clark County Recorder's Office is hereby **EXPUNGED**.

7 **DATED** this 21 day of October, 2016.

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12 Gloria M. Navarro, Chief Judge
13 United States District Judge
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